HOUSING MARKET INFORMATION

HOUSING NOW
Thunder Bay CMA

CANADA MORTGAGE AND HOUSING CORPORATION

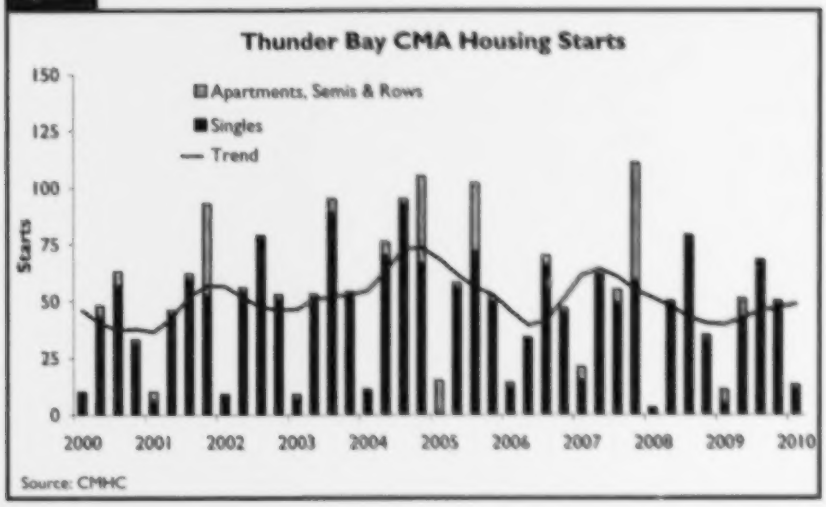
Date Released: Second Quarter 2010

New Home Market

Highest First Quarter Housing Starts in Three Years

Thunder Bay's new home construction saw the best first quarter in three years, mostly due to the upswing in single-detached activity. The high level of starts in the first quarter indicates that demand for new homes remains strong, supported by historically low mortgage rates and improving economic conditions. Additionally, the Thunder Bay region has seen strong resale market activity since the second half of last year, causing a spill-over demand into the new home market. As well, the strong construction activity in the first quarter benefited from resurging consumer appetite for big ticket items such as housing.

Figure 1



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Single Detached Starts Continue Upward Trend

Single-detached dwellings remain popular in the current environment of improved homeownership affordability. Starts for this type of dwelling increased by six units in the first quarter of 2010 over the same period last year. An unusually mild winter increased homebuyer traffic into the new and existing home market – resulting in higher level of sales activity in the first quarter.

On a year-over-year basis, the number of new single-detached homes sold in the first three months of 2010 has been increasing since the second quarter of last year. Consequently, inventories of newly completed and unoccupied singles remain low, therefore encouraging more construction activity.

In recent months, homeownership affordability in Thunder Bay has improved considerably due to historically low mortgage rates and steady labour income growth, measured by average weekly earnings. This improvement in affordability continues to support healthy housing market activity in Thunder Bay. There have been three new subdivisions that have recently been registered, supporting the demand for new single-detached construction, particularly the new subdivisions of Red River ward and Neebing ward.

Resale Market

Existing Home Sales Remain Strong in the First Quarter

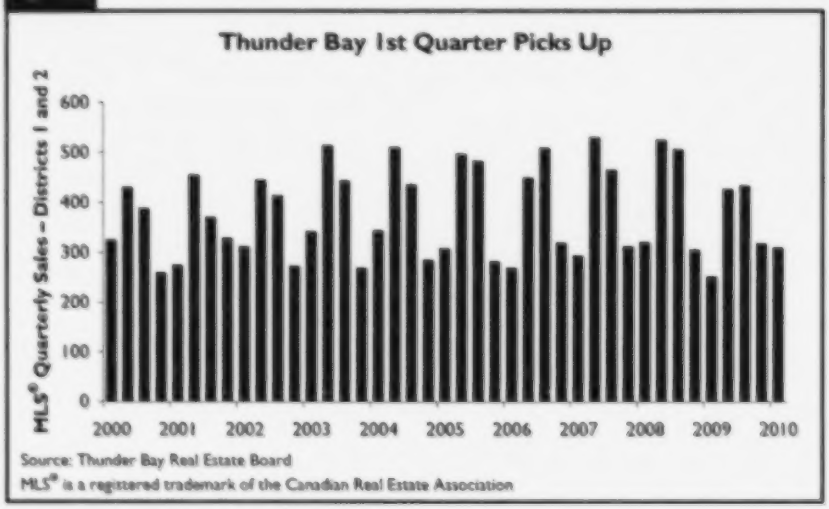
Relatively low mortgage carrying costs and low levels of new listings kept Thunder Bay's MLS®[1] sales healthy in the first quarter. Between January and March 2010, existing home sales increased by one third over last year's numbers, posting its strongest year-over-year gain since the fourth quarter of 2006, when sales increased by 47 per cent.

Low interest rates are keeping mortgage carrying costs in check despite rising home prices in recent months. As of March 2010, Thunder Bay monthly mortgage payments on principal and interest costs are at similar levels to those experienced in 2005. In addition, consumer sentiment – as reflected by the recent uptick in retail trade activity – continues to support homeownership demand in Thunder Bay.

Strong Price Growth Supports Consumer Spending

The sales-to-new listings ratio started the year off at a high level as the number of units sold outpaced the number of homes listed for sale. As a result, Thunder Bay's existing home market remains in the top boundary of the balanced market – a trend that began in the second quarter of last year. A strong balanced market

Figure 2



Source: Thunder Bay Real Estate Board
MLS® is a registered trademark of the Canadian Real Estate Association

[1] MLS® is a registered trademark of the Canadian Real Estate Association.

bordering on seller's, means more bargaining power for sellers which in turn may put upward pressure on prices.

In the first quarter of this year, Thunder Bay's average MLS® price registered its strongest year-over-year gain since the start of the economic downturn in late 2008.

Gains in equity will continue to boost consumer spending and therefore help accelerate the local economic recovery. In fact, average MLS® price growth has been positive since the third quarter of 2007.

The continuous strength in average existing home price in Thunder Bay suggests that the recent global economic downturn has had little or no direct impact on its resale market in the last years. Quite the opposite behaviour was witnessed on major resale markets across Ontario, where at the peak of the downturn – in late 2008 and early 2009 – most centres in the province posted negative year-over-year average MLS® price growth.

Thunder Bay Economy Transitioning Away From Traditional Industries

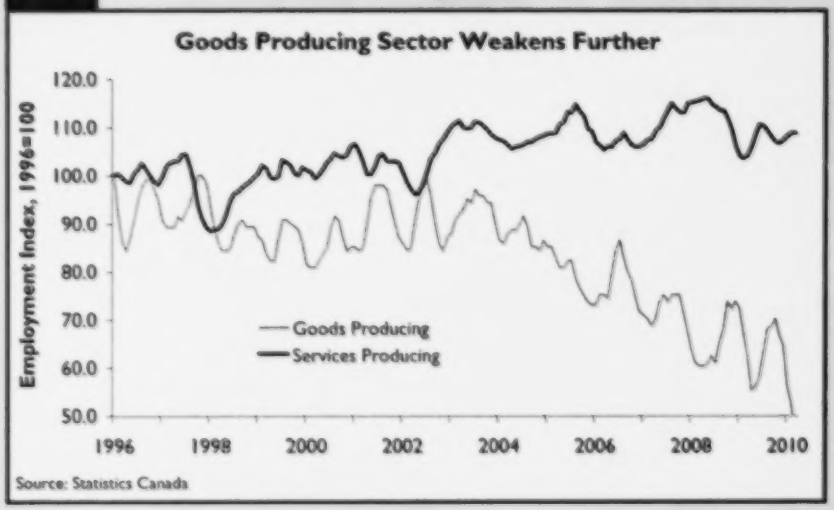
In the past decade, Thunder Bay's economy has been transitioning from its traditional industries. Accordingly, the proportion of the goods-producing sector employment has been declining consistently. Although the goods sector was once considered a pillar of strength in Thunder Bay's labour market, in March 2010 it made up only 12 per cent of its total employment, dropping from 21 per cent in 2001.

Thunder Bay's economy continues its transition given the emergence of the services-based economy with increasing focus on knowledge-based industry, primarily in the field of medical research and development. In fact, the services sector employment, dominated by health, education and government services, now accounts for approximately 55 per cent of Thunder Bay's total employment – up from 46 per cent in 2001.

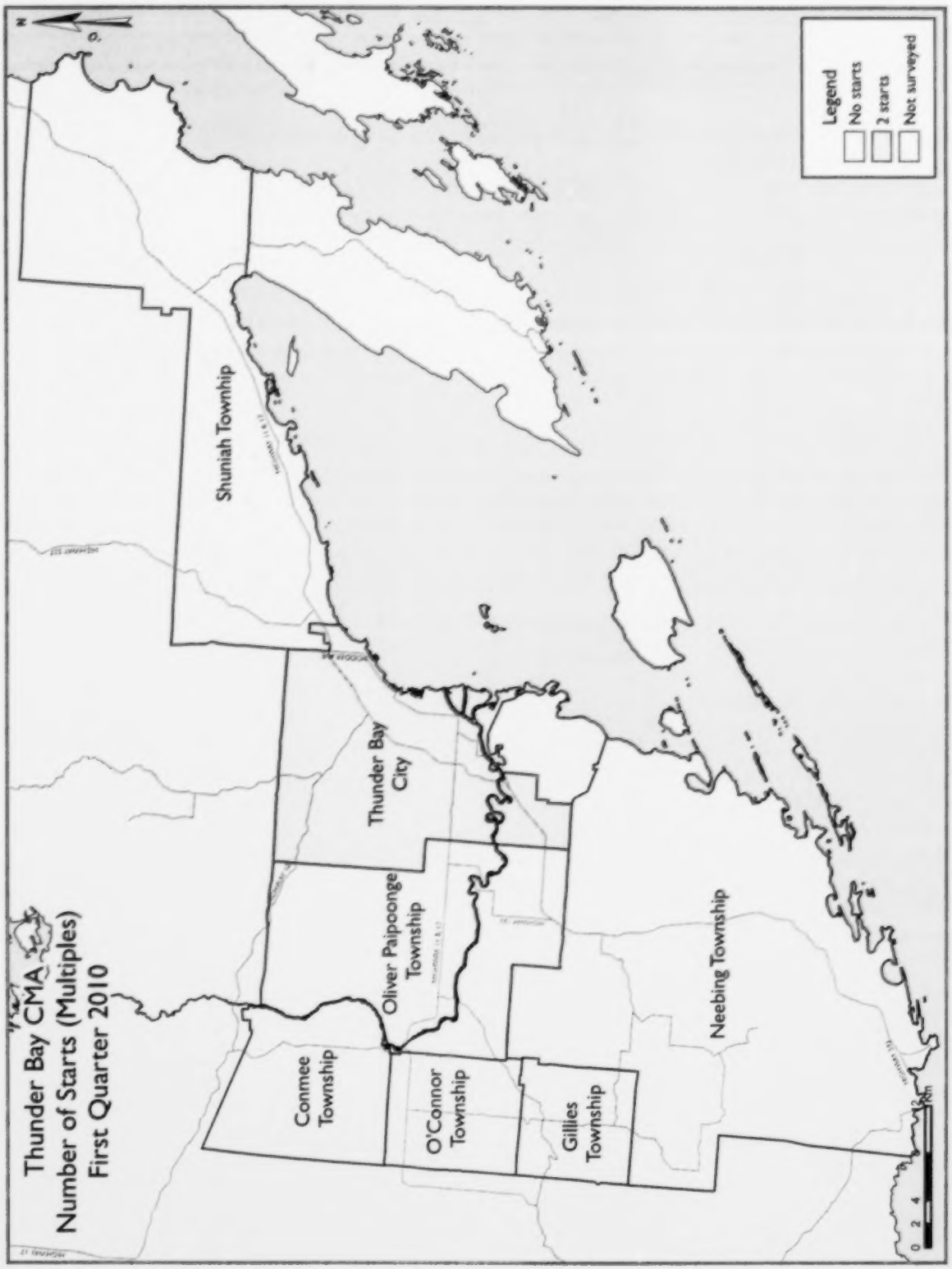
Given that the United States is Canada's largest trading partner, the struggling US housing market and the internet effect on newsprint media have dampened the demand for Thunder Bay's lumber products. On a year-over-year basis, Thunder Bay's total employment growth has been negative, mostly due to the declining goods-producing sector – particularly in forestry-related industries. These challenges help set the stage for Thunder Bay's economic transformation from a goods-producing economy to knowledge-based economy.

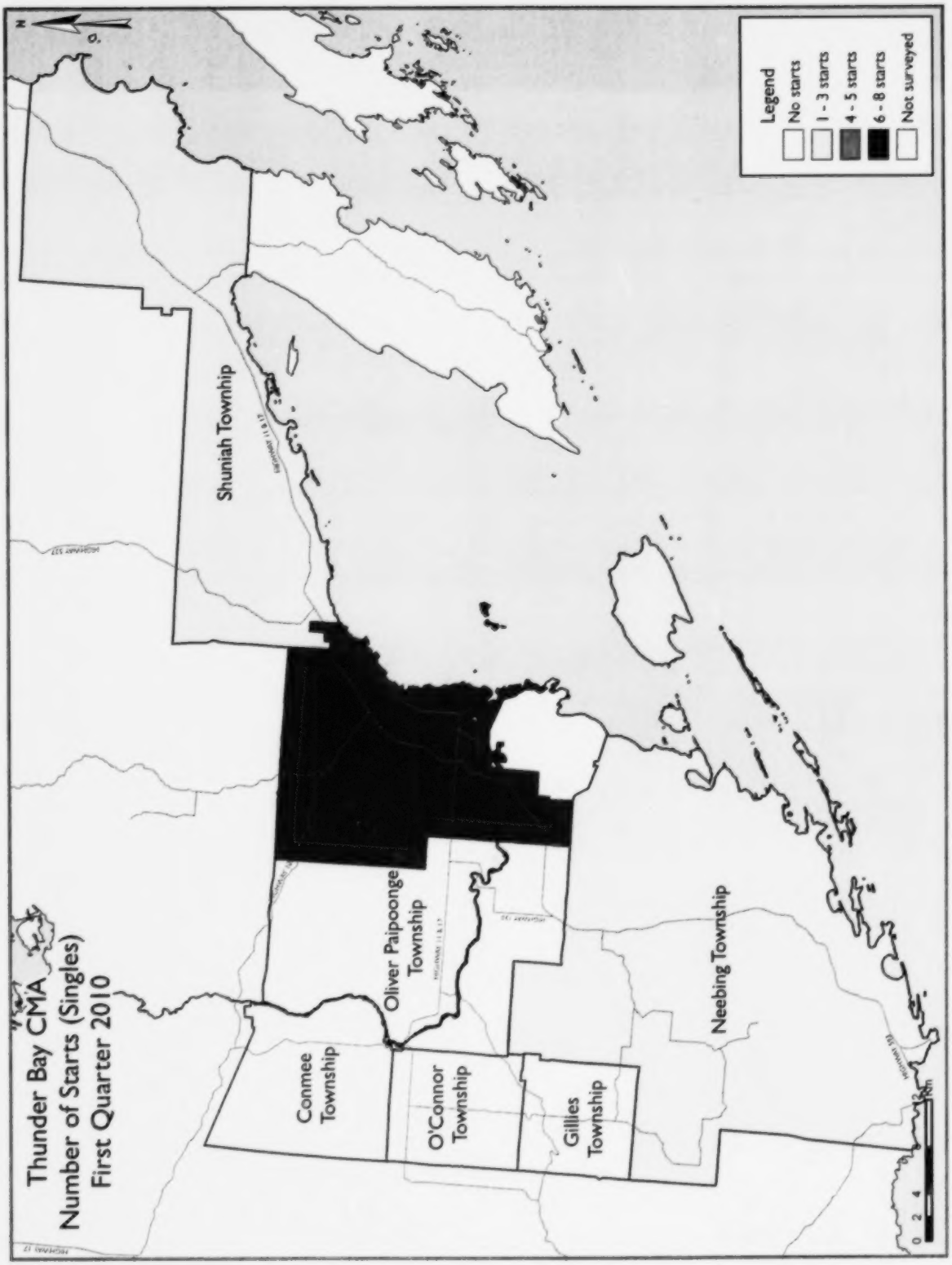
Figure 3

Goods Producing Sector Weakens Further

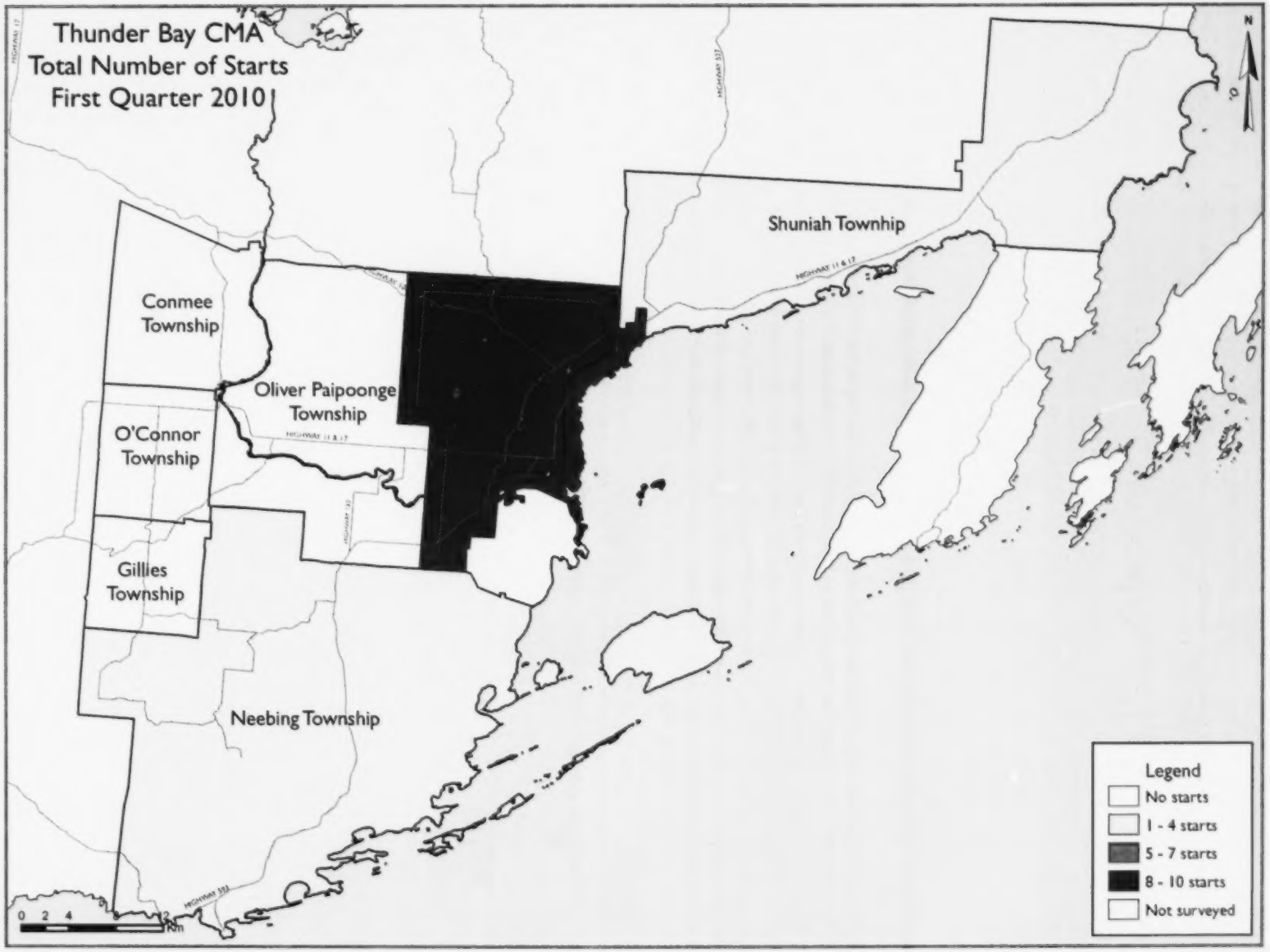


Source: Statistics Canada


Thunder Bay CMA
Number of Starts (Multiples)
First Quarter 2010
Legend
No starts
2 starts
Not surveyed
Shuniah Township
Thunder Bay City
Oliver Paipoonge Township
Neebing Township
Conmee Township
O'Connor Township
Gillies Township
0 2 4
Km


Thunder Bay CMA
Number of Starts (Singles)
First Quarter 2010
Legend
No starts
1 - 3 starts
4 - 5 starts
6 - 8 starts
Not surveyed
Shuniah Townhip
Oliver Paipoonge Township
Neebing Township
Conmee Township
O'Connor Township
Gillies Township
0 2 4

Thunder Bay CMA
Number of Starts (Singles)
First Quarter 2010
Shuniah Township
Conmee Township
Oliver Paipoonge Township
Thunder Bay City
O'Connor Township
Gillies Township
Neebing Township
Legend
No starts
1 - 3 starts
4 - 5 starts
6 - 8 starts
Not surveyed


Thunder Bay CMA
Total Number of Starts
First Quarter 2010
N
Shuniah Townhip
Conmee Township
Oliver Paipoonge Township
O'Connor Township
Gillies Township
Neebing Township
HIGHWAY 17
HIGHWAY 527
HIGHWAY 11 & 17
HIGHWAY 130
0 2 4 8 Km
Legend
No starts
1 - 4 starts
5 - 7 starts
8 - 10 starts
Not surveyed

Thunder Bay CMA
Total Number of Starts
First Quarter 2010
Shuniah Township
Conmee Township
Thunder Bay City
Oliver Paipoonge Township
O'Connor Township
Gillies Township
Neebing Township
Legend

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Thunder Bay CMA
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	11	2	0	0	0	0	0	0	13
Q1 2009	5	2	0	0	0	0	4	0	11
% Change	**120.0**	**0.0**	**n/a**	**n/a**	**n/a**	**n/a**	**-100.0**	**n/a**	**18.2**
Year-to-date 2010	11	2	0	0	0	0	0	0	13
Year-to-date 2009	5	2	0	0	0	0	4	0	11
% Change	**120.0**	**0.0**	**n/a**	**n/a**	**n/a**	**n/a**	**-100.0**	**n/a**	**18.2**
UNDER CONSTRUCTION									
Q1 2010	63	2	0	1	0	0	0	0	66
Q1 2009	74	4	0	0	4	0	4	0	86
% Change	**-14.9**	**-50.0**	**n/a**	**n/a**	**-100.0**	**n/a**	**-100.0**	**n/a**	**-23.3**
COMPLETIONS									
Q1 2010	23	4	0	0	0	0	0	0	27
Q1 2009	19	2	0	0	0	0	0	0	21
% Change	**21.1**	**100.0**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**28.6**
Year-to-date 2010	23	4	0	0	0	0	0	0	27
Year-to-date 2009	19	2	0	0	0	0	0	0	21
% Change	**21.1**	**100.0**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**28.6**
COMPLETED & NOT ABSORBED									
Q1 2010	6	0	0	0	2	0	2	0	10
Q1 2009	2	0	0	0	0	0	2	0	4
% Change	**200.0**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**0.0**	**n/a**	**150.0**
ABSORBED									
Q1 2010	26	5	0	0	0	0	0	0	31
Q1 2009	19	2	0	0	0	1	0	0	22
% Change	**36.8**	**150.0**	**n/a**	**n/a**	**n/a**	**-100.0**	**n/a**	**n/a**	**40.9**
Year-to-date 2010	26	5	0	0	0	0	0	0	31
Year-to-date 2009	19	2	0	0	0	1	0	0	22
% Change	**36.8**	**150.0**	**n/a**	**n/a**	**n/a**	**-100.0**	**n/a**	**n/a**	**40.9**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Thunder Bay CMA									
Q1 2010	11	2	0	0	0	0	0	0	13
Q1 2009	5	2	0	0	0	0	4	0	11
Kenora									
Q1 2010	0	0	0	0	0	10	0	0	10
Q1 2009	0	0	0	0	0	0	0	0	0
UNDER CONSTRUCTION									
Thunder Bay CMA									
Q1 2010	63	2	0	1	0	0	0	0	66
Q1 2009	74	4	0	0	4	0	4	0	86
Kenora									
Q1 2010	4	0	0	0	0	10	0	0	14
Q1 2009	1	0	0	0	0	0	0	0	1
COMPLETIONS									
Thunder Bay CMA									
Q1 2010	23	4	0	0	0	0	0	0	27
Q1 2009	19	2	0	0	0	0	0	0	21
Kenora									
Q1 2010	4	0	0	0	0	0	0	0	4
Q1 2009	2	0	0	0	0	0	0	0	2
COMPLETED & NOT ABSORBED									
Thunder Bay CMA									
Q1 2010	6	0	0	0	2	0	2	0	10
Q1 2009	2	0	0	0	0	0	2	0	4
Kenora									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
ABSORBED									
Thunder Bay CMA									
Q1 2010	26	5	0	0	0	0	0	0	31
Q1 2009	19	2	0	0	0	1	0	0	22
Kenora									
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts
Thunder Bay CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	165	6	0	1	0	0	4	4	180
% Change	0.0	200.0	n/a	n/a	n/a	n/a	n/a	n/a	7.8
2008	165	2	0	0	0	0	0	0	167
% Change	-10.8	-75.0	n/a	n/a	-100.0	-100.0	-100.0	-100.0	-32.9
2007	185	8	0	0	20	22	4	10	249
% Change	19.4	100.0	n/a	-100.0	**	n/a	n/a	n/a	50.9
2006	155	4	0	2	4	0	0	0	165
% Change	-13.4	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	-27.3
2005	179	4	0	0	0	44	0	0	227
% Change	-25.7	-60.0	-100.0	n/a	n/a	41.9	n/a	n/a	-20.9
2004	241	10	5	0	0	31	0	0	287
% Change	21.7	-16.7	n/a	n/a	n/a	n/a	n/a	n/a	36.0
2003	198	12	0	0	0	0	0	0	211
% Change	2.6	200.0	n/a	n/a	n/a	n/a	n/a	n/a	7.1
2002	193	4	0	0	0	0	0	0	197
% Change	18.4	-33.3	n/a	n/a	n/a	-100.0	-100.0	n/a	-6.6
2001	163	6	0	0	0	38	4	0	211
% Change	15.6	-25.0	-100.0	n/a	n/a	n/a	n/a	n/a	37.0
2000	141	8	5	0	0	0	0	0	154

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Thunder Bay CMA	11	5	2	2	0	4	0	0	13	11	18.2
Thunder Bay City	8	5	2	2	0	4	0	0	10	11	-9.1
Conmee Township	0	0	0	0	0	0	0	0	0	0	n/a
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	2	0	0	0	0	0	0	0	2	0	n/a
O'Connor Township	0	0	0	0	0	0	0	0	0	0	n/a
Oliver Paipoonge Township	0	0	0	0	0	0	0	0	0	0	n/a
Shuniah Township	1	0	0	0	0	0	0	0	1	0	n/a
Kenora	0	0	0	0	0	0	10	0	10	0	n/a

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Thunder Bay CMA	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**
Thunder Bay City	0	0	0	4	0	0	0	0
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	10	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Thunder Bay CMA	13	7	0	0	0	4	13	11
Thunder Bay City	10	7	0	0	0	4	10	11
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	2	0	0	0	0	0	2	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	0
Shuniah Township	1	0	0	0	0	0	1	0
Kenora	0	0	10	0	0	0	10	0

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Thunder Bay CMA	23	19	4	2	0	0	0	0	27	21	28.6
Thunder Bay City	15	18	4	2	0	0	0	0	19	20	-5.0
Conmee Township	0	0	0	0	0	0	0	0	0	0	n/a
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	0	0	0	0	0	0	0	0	0	0	n/a
O'Connor Township	0	0	0	0	0	0	0	0	0	0	n/a
Oliver Paipoonge Township	7	1	0	0	0	0	0	0	7	1	**
Shuniah Township	1	0	0	0	0	0	0	0	1	0	n/a
Kenora	4	2	0	0	0	0	0	0	4	2	100.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Thunder Bay CMA	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Thunder Bay City	0	0	0	0	0	0	0	0
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Thunder Bay CMA	27	21	0	0	0	0	27	21
Thunder Bay City	19	20	0	0	0	0	19	20
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	7	1	0	0	0	0	7	1
Shuniah Township	1	0	0	0	0	0	1	0
Kenora	4	2	0	0	0	0	4	2

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Thunder Bay CMA													
Q1 2010	0	0.0	3	27.3	2	18.2	3	27.3	3	27.3	11	309,900	301,145
Q1 2009	6	31.6	6	31.6	5	26.3	0	0.0	2	10.5	19	235,000	239,984
Year-to-date 2010	0	0.0	3	27.3	2	18.2	3	27.3	3	27.3	11	309,900	301,145
Year-to-date 2009	6	31.6	6	31.6	5	26.3	0	0.0	2	10.5	19	235,000	239,984

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Thunder Bay First Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	60	-23.1	114	192	246	46.2	133,880	3.0	140,929
	February	78	-29.1	109	237	274	39.8	124,681	-0.8	126,356
	March	112	-14.5	116	252	247	47.1	139,490	8.4	147,111
	April	116	-34.1	104	318	259	40.3	155,944	13.7	155,095
	May	136	-20.0	109	325	251	43.6	160,495	12.5	150,936
	June	173	-2.3	124	343	263	47.3	155,157	3.2	146,792
	July	187	0.5	132	327	263	50.1	143,319	-5.2	139,509
	August	125	-26.5	101	348	326	30.9	142,401	-2.9	142,548
	September	120	-18.9	117	287	285	40.9	147,421	6.4	144,227
	October	142	3.6	136	238	250	54.4	140,038	7.4	141,230
	November	98	15.3	123	197	269	45.6	134,457	1.5	139,828
	December	76	-6.2	145	129	257	56.3	143,138	3.6	146,476
2010	January	65	8.3	124	172	221	56.3	152,571	14.0	159,700
	February	97	24.4	135	203	234	57.7	155,244	24.5	157,108
	March	145	29.5	151	283	277	54.6	150,226	7.7	157,284
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	**250**	**-21.6**		**681**			**133,523**	**4.3**	
	Q1 2010	**307**	**22.8**		**658**			**152,308**	**14.1**	
	YTD 2009	**250**	**-21.6**		**681**			**133,523**	**4.3**	
	YTD 2010	**307**	**22.8**		**658**			**152,308**	**14.1**	

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Source: Thunder Bay Sales are taken from Districts 1 and 2 of the Thunder Bay Real Estate Board, while New Listings are for the whole Board territory.

Table 6: Economic Indicators
First Quarter 2010

		Interest Rates			NHPI Total % chg Thunder Bay/Greater Sudbury 1997=100	CPI, 2002 =100	Thunder Bay Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	112.70	109.50	61	7.1	62.9	765
	February	627	5.00	5.79	112.70	110.30	60	7.6	62.5	771
	March	613	4.50	5.55	112.70	110.80	60	7.9	62.4	780
	April	596	3.90	5.25	112.70	110.40	59	8.5	62.7	773
	May	596	3.90	5.25	112.70	111.00	60	8.4	63.1	771
	June	631	3.75	5.85	112.70	111.20	60	8.5	63.6	757
	July	631	3.75	5.85	112.70	110.30	60	8.4	63.6	753
	August	631	3.75	5.85	112.70	110.20	60	8.7	63.6	765
	September	610	3.70	5.49	112.10	110.40	60	8.7	63.5	782
	October	630	3.80	5.84	112.70	110.20	60	8.8	63.8	789
	November	616	3.60	5.59	112.60	110.90	60	8.4	63.7	784
	December	610	3.60	5.49	112.60	110.40	61	8.1	63.8	784
2010	January	610	3.60	5.49	113.00	110.90	60	7.6	63.4	797
	February	604	3.60	5.39	113.30	111.50	60	7.4	63.2	801
	March	631	3.60	5.85		111.70	60	7.0	62.2	797
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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